This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-5918-TM

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of May, 2025.

Notary Public
My Commission Expires: 7/23/28

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Karen Johnson Davidson County
Batch# 1273535 DEEDWARR
05/15/2025 10:46:30 AM 8 pgs
Fees: $43.00 Taxes: $610.50
20250515-0038279

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Ortiz Aldana 265 North Wessington Place Hendersonville, TN 37075	New Owner	053 14 0 003.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Joel P. Heighway, Individually and as Administrator of the Estate of Mark L. Heighway, deceased, Gerald B. Smith, Jr., Mary Lynn Adamski, John Heighway, James Heighway, Caroline Smith, and Michael Smith,** (individually and/or collectively, "Grantor"), transfer and convey unto **David Ortiz Aldana, a married man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, and being Lot or Tract Number 9 on the Map of NAWAKWA HILLS, WEST END SECTION BEING A SUBDIVISION OF KENNEDY AND GRAVES 45 ACRE TRACT, as of record in Book Number 974, Page 96, Register's Office for Davidson County, Tennessee.

Said Lot or Tract Number 9 fronts 104 feet from the center of Nawakwa Trail and runs back Northerly from the center of said Nawakwa Trail on the Westerly line 1,319 feet to a dead line and runs back on the Easterly line from the center of said Nawakwa Trail 1,340 feet to the said dead line and shows 120 feet thereon.

Being the same property conveyed to Mark Heighway, by Warranty Deed from Donna Gail Pritchard, Administrator of the Estate of Robert Charles Reed, of record in Instrument No. 20210820-0112853, in the Register's Office of Davidson County, Tennessee, dated August 19, 2021 and recorded on August 20, 2021. The said Mark Heighway died on July 03, 2023 intestate. See Probate Case No. 23P1817, Davidson County Circuit Court. See Affidavits of Heirship Recorded in Instrument No. 202505150038277 and Instrument No. 202505150038278 for Register's Office of Davidson County, Tennessee. Joel P. Heighway executes this instrument as the Administrator of the Estate of Mark L. Heighway, deceased, and Joel P. Heighway, Gerald B. Smith, Jr., Mary Lynn Adamski, John Heighway, Caroline Smith, and Michael Smith execute this instrument in their individual capacities as all of the Heirs at Law of Mark L. Heighway.

This is unimproved property located at: **316 Nawakwa Trail, Madison, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of May, 2025.

GRANTOR:

The Estate of Mark L. Heighway, deceased

By: _____
Joel P. Heighway, Administrator

STATE OF So. CAROLINA
COUNTY OF BEAUFORT

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joel P. Heighway, Administrator of the Estate of Mark L. Heighway, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 14 day of May, 2025.

MARCY L. HIRSHMAN NOTARY PUBLIC SOUTH CAROLINA

_____
Notary Public
My Commission expires: _____

Marcy L. Hirshman
Notary Public, State of South Carolina
My Commission Expires Feb. 18, 2031

_____
Joel P. Heighway

STATE OF So CAROLINA
COUNTY OF BEAUFORT

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joel P. Heighway, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14 day of May, 2025.

MARCY L. HIRSHMAN NOTARY PUBLIC SOUTH CAROLINA

_____
Notary Public
My Commission expires: _____

Marcy L. Hirshman
Notary Public, State of South Carolina
My Commission Expires Feb. 18, 2031

202505150038279

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of May, 2025.

GRANTOR:

Gerald B. Smith, Jr

STATE OF Ohio
COUNTY OF Medina

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gerald B. Smith, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14 day of May, 2025.

Notary Public
My Commission expires: 9-15-28



GRACE A REICHARD
Notary Public
State of Ohio
My Comm. Expires
September 15, 2028

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of May, 2025.

GRANTOR:

Mary Lynn Adamski

STATE OF OHIO
COUNTY OF STARK

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mary Lynn Adamski, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14 day of May, 2025.

NOTARIAL SEAL STATE OF OHIO

MICHAEL KUHN
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires June 4, 2028

Notary Public
My Commission expires: 6/4/2028

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of May, 2025.

GRANTOR:

John Heighway

STATE OF OHIO
COUNTY OF STARK

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John Heighway, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14 day of May, 2025.

Notary Public
My Commission expires: 6/4/2028

NOTARIAL SEAL
STATE OF OHIO

MICHAEL KUHN
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires June 4, 2028

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of May, 2025.

GRANTOR:

James Heighway

STATE OF OHIO
COUNTY OF STARK

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Heighway, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14 day of May, 2025.

Notary Public
My Commission expires: 6/4/2028

NOTARIAL SEAL
STATE OF OHIO

MICHAEL KUHN
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires June 4, 2028

202505150038279

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of May, 2025.

GRANTOR:

Caroline Smith

Michael Smith

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Caroline Smith, and Michael Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14 day of May, 2025.

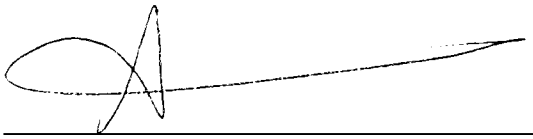
DEREK L. GRAHAM
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

Notary Public
My Commission expires: X

202505150038279

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **May 14, 2025**.



Affiant Signature — **05/15/2025** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **May 15, 2025**.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal